

**WAREHAM PLANNING BOARD**  
**MINUTES OF THE MEETING**

**Monday, June 28, 2021**

**Place: Room 320  
Multi-Service Center  
48 Marion Road  
Wareham, MA 02571**

WAREHAM TOWN CLERK  
2021 AUG 19 PM 4:19

**And ONLINE at:**  
**<https://us02web.zoom.us/j/87064071943>**

CALL MEETING TO ORDER @ 6:00PM

Attending: George Barrett, Chair, Michael Baptiste Vice Chair, Michael King, Clerk,  
Richard Swenson, Samuel Corbitt, Carl Schulz, Associate

Also: Kenneth Buckland, Director of Planning, Charles Rowley Consulting Engineer

1. **MINUTES**

May 11, 2020; September 10, 2020; December 14, 2020;  
April 5, 2021; April 8, 2021; May 24, 2021; May 24, 2021 (Executive Session); June  
14, 2021

On motion by M. Baptiste/ M. King to approve all minutes as noted; Role call vote  
5-0-0

2. **PRELIMINARY BUSINESS**

1. Introduction of Bentley Companies – Tremont Nail Factory Redevelopment -  
Postponed

2. 8-21 Modification of Special Permit/Site Plan Review – Lowe's Home Centers,  
LLC. c/o Solli Engineering – 763 Main Street – Map 85, Lot 1002.A2

Representative was not present. Action tabled.

3. 24-21 ANR – David Fletcher – 0 Route 25 – Map 115, Lot 1000  
Discussion ensued on related court cases. At request of applicant's counsel, decision  
postponed to July 12 to allow input from Town Counsel.

4. 11-20 Enforcement of Site Plan Special Permit – Master Millwork, Inc. – 55  
Charlotte Furnace Rd – Map 105, Lot MA2  
Report by Charles Rowley that an inspection had been made but no further  
information was submitted. No action taken

5. 26-21 ANR – Dos Amigos Realty, LLC – 14 & 16 Squirrel Island Road – Map 74,  
Lot 1010B & 1010C  
Presented by JC Engineering. On motion of R. Swenson/M. Baptiste approved for  
endorsement as ANR. Roll call vote 5-0-0

3. **CONTINUED PUBLIC HEARINGS - None**

4. **PUBLIC HEARINGS**

1. 21-21 Site Plan Review – Wareham MA 3, LLC – 91 & 101 Fearing Hill Road – Map 91 & 71, Lot(s) 1000 & 1007

K. Buckland read the notifications into the record.

Joe Shanahan represented the applicant, with his consulting engineer, Atlantic Design. He reviewed the project and noted, limited grading, pollinator landscape plantings, fencing, buffers, visibility, access roads, and electric utility poles. M. King said that he wanted as few poles as possible.

Eric Lintel of Squirrel Island Rd provided information that there was endangered species habitat on the site, and that the project would be visible.

Coleen Moon noted that groundwater was a problem and could be worsened.

Annie Hayes noted there would be increased temperature, site trees need to be identified. Fire safety is an issue, town should act.

Kathy Pappalardo noted that battery and energy storage systems are not allowed under zoning, setbacks should not be waived, there are non-certified vernal pools in the area, Her letter has not appeared on the town website.

A resident asked for denial

G. Barrett noted that subsidies were driving the construction

Nancy McHale suggested the application needed editing, questioned the landscape maintenance, need up-to-date stormwater data for calculations.

Louis Demello worried about wildlife and likes low density development.

Dan Mello said the project would be visible with a 100' buffer, concerned about impact on property value.

M. King wanted the applicant to know that a 220' wide buffer was necessary on another project.

David Morreti lives on the highest point in town. John Street is his driveway and is not a 'real' street.

A resident asked to have the State complete a survey of habitat and animals

Joe Shanahan asked to withdraw the request for the waiver of setbacks.

Online, Lisa Morales, said the zoom meeting had poor sound quality, the hearing was not properly noticed, and that zoning was not protected.

Meg Sheehan, representing Commonwealth Land and Water coalition added her concerns

On motion by R Swenson/M. King; and at request of J. Shanahan; the Hearing is continued to July 26, 2021. Role call vote 5-0-0

2. 23-21 Modification to Special Use Permit, Site Plan Approval and Definitive Subdivision Plan – Bay Pointe Club, LLC – Map 2,8,9,10 Lot 1004A

Chris Reynolds of Stone Street presented the project. A handout was distributed. There will be 427' less of roadway. A new prototype was added, an 8-unit town house units.

Five town residents raised questions.

C. Rowley stated that the old subdivision needs to be discontinued.

The hearing was continued until C. Rowley has a chance to review the plans.

On motion of R Swenson/M. King, and request of the applicant, hearing continued to July 12, 2021

5. PUBLIC COMMENT ON MASTER PLAN; Updates and New Initiatives  
Buckland suggested considering privatization of certain public works functions

6. ANY OTHER BUSINESS/DISCUSSION - None

7. STAFF REPORT

Buckland said that George Barrett was stepping down from Board

On motion by R. Swenson/M. King, Carl Schulz recommended for full member

8. NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)
9. CORRESPONDENCE
10. FUTURE MEETINGS

July 12, 2021

11. ADJOURNMENT Motion by R Swenson/M Baptiste @ 9:07PM

Hearings:

Decision Deadlines:

May 10, 2021	#8-21	Mod of Special Permit/ SPR	Lowe's Home Centers, LLC	763 Main Street	
June 28, 2021	#21-21	Site Plan Review	Wareham MA3, LLC	91 & 101 Fearing Hill Road	60 days from close of hearing
June 28, 2021	#23-21	Mod of Special Use Permit / Site Plan Approval/Def. Subd. Plan	Bay Pointe Club LLC	19 Bay Pointe Drive	
June 14, 2021 cont. June 28, 2021	#24-21	ANR	David Fletcher	0 Route 25	
July 12, 2021	#25-21	Preliminary Subdivision Plan	A.D. Makepeace Co.	0 Maple Springs...	
June 28, 2021	#26-21	ANR	Dos Amigos Realty LLC	14 & 16 Squirrel Island Road	
	#13-18	Land Clearing Special Permit	Winship, LLC	20 Burgess Point Road	

*Michael A. Baptiste*  
8/9/2021